

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY APPROVING THE
URBAN RENEWAL PLAN, THE CONDITIONS UNDER WHICH RELOCATION PAY-
MENTS WILL BE MADE, AND THE FIXED RELOCATION PAYMENTS SCHEDULE
FOR THE CAMPUS HIGH SCHOOL URBAN RENEWAL PROJECT

WHEREAS, in connection with an application of the Boston Redevelopment Authority (hereinafter called the "Authority") to the Department of Housing and Urban Development (hereinafter called "HUD") for financial assistance under Title I of the Housing Act of 1949, as amended, the approval by the Authority of an Urban Renewal Plan for the project area involved in such application (such area being defined in said Plan text) is required by the Federal Government before it will enter into a contract for loan and grant with the Authority under said Title I;

WHEREAS, the rules and regulations prescribed by HUD pursuant to Title I require that the conditions under which the Authority will make relocation payments in connection with the Urban Renewal Project contemplated by the application, the schedule of average annual gross rentals for standard housing in the locality to be used for determining the amounts of relocation adjustment payments to be made in connection with such Project, and, if fixed relocation payments are proposed, a schedule of such payments be officially approved by the Authority;

WHEREAS, there was presented to this meeting of the Authority, for its consideration and approval, a copy of an Urban Renewal Plan for the Project Area, dated July, 1970, which Plan is entitled "Campus High School Urban Renewal Plan" and consists of a title page, a table of contents of two pages, 46 pages of text, and four maps which are attached thereto and certified by the Secretary of the Authority to be part of such Plan;

WHEREAS, there was also presented a set of conditions under which the Authority will make relocation payments, which set of conditions is set forth in the Relocation Program set forth in Code No. R-223 of the Part I: Final Project Report for the Campus High School Urban Renewal Project presented to this meeting, and there was also presented the Fixed Relocation Payments Schedule found in Section F of Part R-223(1) of such Relocation Program;

WHEREAS, the Urban Renewal Plan and the conditions under which the Authority will make relocation payments and the Fixed Relocation Payments Schedule were reviewed and considered at this meeting;

WHEREAS, the Authority, pursuant to Chapter 652 of the Acts of 1960, has been granted the powers and shall perform the duties conferred on planning boards of cities in Massachusetts by general laws applicable to Boston, including Section 70 of Chapter 41 of the Massachusetts General Laws, and has also been granted the powers and shall perform the duties conferred or imposed by statute or ordinance on the former City of Boston Planning Board;

WHEREAS, the Urban Renewal Plan has been reviewed for conformity with the "1965-1975 General Plan for the City of Boston and the Regional Core" (hereinafter called the "general plan"), which was duly approved by the Authority at its meeting on March 11, 1965, and for consistency with local objectives respecting appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements; and

WHEREAS, Title VI of the Civil Rights Act of 1964, and the regulations of HUD effectuating that Title, provide that no person shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination in the undertaking and carrying out of urban renewal projects assisted under Title I of the Housing Act of 1949, as amended;

NOW, THEREFORE, it is hereby RESOLVED:

(1) That the aforesaid conditions under which the Authority will make relocation payments are hereby in all respects approved;

(2) That the schedule of average annual gross rentals for standard housing in the locality approved by the Authority on July 10, 1969, is hereby approved for purposes of this Project;

(3) That the aforesaid Fixed Relocation Payments Schedule is hereby in all respects approved;

(4) That the Urban Renewal Plan is based upon a local survey, conforms to the comprehensive plan for the locality as a whole and to the workable program for community improvements, and is consistent with the aforesaid local objectives of the community;

(5) That the Campus High School Urban Renewal Plan is hereby in all respects approved;

(6) That it is hereby found and determined that the objectives of the Urban Renewal Plan cannot be achieved through more extensive rehabilitation of the Project Area;

(7) That the Secretary of the Authority is hereby authorized to reproduce the 4 maps which are a part of said Plan, and upon appropriate certification thereof by the Secretary, to file the Urban Renewal Plan, consisting of the aforesaid title page, table of contents, 46 pages of text and the 4 maps which are reproduced as aforesaid, with the minutes of this meeting and in appropriate recording offices, and such Urban Renewal Plan, with the certification of the Secretary inscribed thereon, shall be conclusively deemed to be the official Urban Renewal Plan of the Authority for the Campus High School Urban Renewal Project; and

(8) That the United States of America and the Secretary of Housing and Urban Development be, and they hereby are, assured of full compliance by the Authority with regulations of HUD effectuating Title VI of the Civil Rights Act of 1964.

July 9, 1970

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: JOHN D. WARNER, DIRECTOR

SUBJECT: CAMPUS HIGH SCHOOL URBAN RENEWAL PLAN AND FINAL PROJECT REPORT

Summary: The Authority is requested to approve the Urban Renewal Plan and Relocation Program for the Campus High School Urban Renewal Area and to authorize the transmittal of the Plan and Relocation Program to the Mayor and City Council and to the State Department of Community Affairs; to authorize the filing of an Application for Loan and Grant with the Department of Housing and Urban Development; to authorize the execution of the Cooperation Agreement with the City of Boston; and to approve a Resolution relative to conditions in the Project Area.

The staff of the Redevelopment Authority has completed the Urban Renewal Plan for the Campus High School Urban Renewal Area and the required supporting documentation in the form of a Final Project Report, Part I of the Application for Loan and Grant. I am pleased to submit this Plan and Report today for formal consideration by the Board and urge the Board's approval of the Renewal Plan proposals. In addition, I recommend that the Authority authorize the transmittal of these documents to the Mayor and City Council and to the appropriate State and Federal authorities for their review and approval, and further that the Authority authorize the execution of a Cooperation Agreement with the City for this project.

Initial planning for the Campus High School Project took place in 1966, following a vote of the Boston School Committee to acquire land in the Madison Park area of Lower Roxbury for the construction of a Campus High School. Early land acquisition was proposed for 57.3 acres to enable the early development of the first phase of this school. A public hearing on the proposals was held by the Authority

on July 25, 1966, and virtually unanimous support was expressed for the high school itself. However, at the request of the area's residents, the proposed plan subsequently was revised to include within the early land area a minimum of 15 acres for low- and moderate-income housing and related community facilities.

On August 11, 1966, the Board approved a Resolution concerning determinations and findings relative to conditions in the project area and found the area to be a decadent, substandard, blighted, deteriorated and deteriorating area detrimental to the safety, health, morals, welfare, and sound growth of the Boston community and therefore eligible under applicable State and Federal laws for urban renewal treatment. A reaffirmation of project eligibility is requested at this time.

Approval of the Early Land Program by the Board was voted on September 15, 1966, and by the City Council on December 28, 1966. Final Federal approval and funding for early land activities was obtained on September 23, 1969, and property acquisition is now underway.

The documents submitted today consist of the following:

- (1) An Urban Renewal Plan covering an 130 acre project area in the Lower Roxbury section of Boston. This Plan provides a framework for renewal action in the project area and regulates its future development.
- (2) Part I (Final Project Report) of the Application for Loan and Grant with a net project cost of \$29,494,958. The total Federal Capital Grant required for the project is \$21,461,905, including a Relocation Grant of \$2,616,777 and a Rehabilitation Grant of \$105,000. The local share is estimated at \$9,831,653.
- (3) The Relocation Program and conditions under which relocation payments will be made, and the fixed relocation payments schedule for the Campus High School Urban Renewal Project.

- (4) A proposed Cooperation Agreement with the City of Boston respecting such actions as may be necessary or desirable on its part to assist in carrying out the Project.
- (5) The Determinations and Findings relative to the condition of the project area and clearance area.

The basic objectives of urban renewal activity in the Campus High School Project Area are: (1) to provide a site for the construction of a city-wide high school complex as part of the overall Public Facilities construction program; (2) to provide opportunities for housing units for low- and moderate-income families and individuals; and (3) to eliminate seriously deteriorated and blighted conditions and influences in the Project Area and to strengthen and revitalize through rehabilitation measures and the provision of new facilities those sections of the community which are still viable.

In summary, the principal features of the Renewal Plan include the following:

- (1) Campus High School

The major proposal of the Plan is the construction of a 5,000 student, city-wide Campus High School, as recommended and approved by the Boston School Committee. Known as the Secondary Educational Complex, this school is planned to offer an entirely new approach to secondary education. Thirty-five acres are to be made available to the Public Facilities Department for this school.

- (2) Low- and Moderate-Income Housing

The Plan proposes the construction of over 650 units of low- and moderate-income housing, including housing for the elderly; 400 units of this housing will be developed by the Lower Roxbury Community Corporation on approximately 12 acres of the early land area. Two sites in the Dudley Square area will accommodate an estimated 170 units, and 45 units are proposed at King Street. An additional 50 units will be built on smaller scattered sites.

(3) Elementary School

A four and one-half acre site is reserved for a proposed 750 pupil elementary school which will replace four existing obsolete schools in the project area.

(4) Parks and Open Space

The Campus High School Plan calls for a major expansion of the King-Timilty School playground with the development of a 2.2 acre park and recreation area to be used jointly by the school and community. Extensive improvements are also proposed for the King Street Playground and the Bartlett Street play area. In addition, the Plan provides for other open spaces and plazas and for a system of pedestrian ways.

(5) Private Community Facilities

Opportunities are provided in the Plan for the relocation of existing private institutional uses on new sites within the project area, when displacement is required by the renewal program.

(6) Rehabilitation Activities

Within the rehabilitation section of the project area, south of the proposed New Dudley Street, the renewal program emphasizes rehabilitation for over 75% of the existing housing. Only those structures which are clearly in substantial disrepair and infeasible of improvement or which are non-conforming uses, are to be acquired and cleared.

(7) Circulation and Street Proposals

The circulation plan proposes the construction of New Dudley Street as a new crosstown arterial between Dudley Square and Roxbury Crossing, and the extension of Shawmut Avenue to Washington Street to relieve the present congestion in

Dudley Square and substantially improve traffic flow and pedestrian safety. The Plan further provides for the closing of Ruggles Street to through traffic and for the construction of local residential streets to serve the Lower Roxbury housing area.

(8) Expressway and Public Transit Proposals

The routes of the proposed Inner Belt and Southwest Expressway are established along the northern and western edges respectively of the project area, and both highways are planned to be depressed. The Plan recommends creation of adequate visual and pedestrian linkages between the project area and the adjacent South End and Fenway areas, including the provision of air-rights development. In addition, the Washington Street elevated line is proposed to be relocated along the Penn-Central Railroad alignment, with a station planned at Roxbury Crossing.

To accomplish the objectives of the renewal program, acquisition is proposed for 76.6 acres of land, including the 57.3 acres located within the Early Land Acquisition Area. Clearance by the Authority is proposed for 365 buildings, of which 253 buildings, or 69.3%, are sub-standard to a degree requiring clearance. Ten buildings are to be acquired for rehabilitation. All buildings which are not to be cleared will be subject to the rehabilitation standards of the Plan.

Proposed urban renewal activities will require the relocation, over a four year period, of 196 families, 124 individuals, and 138 businesses. Based on surveys conducted by the Authority, it is expected that 36% of the displaced households will move into private rental housing, 10% into private sales housing, and 36% into public housing. The proposed LRCC housing development will be an important relocation resource for these families and individuals. In addition, the Authority anticipates the purchase of 50 mobile homes as temporary relocation housing until new units are available in the project area.

I would like particularly to emphasize that this Plan has been developed with full involvement of the area's residents. Community participation in the preparation of the Plan was assured by a Memorandum of Understanding between the Authority and the Lower Roxbury Community Corporation. During the planning period numerous discussions and reviews of the proposals have been held with the residents and their consultants; and on June 22, the Lower Roxbury Community Corporation gave formal approval of the Plan. The Plan also has been presented to the Model Neighborhood Board.

I, therefore, recommend that the Authority at this time take the following actions:

- (1) Approve the Urban Renewal Plan and the Relocation Program for the Campus High School Urban Renewal Area.
- (2) Authorize the transmittal of the Plan and Relocation Program to the Mayor and City Council and to the Division of Urban Renewal of the State Department of Community Affairs.
- (3) Authorize the filing of Part I, Final Project Report, of the Loan and Grant Application with the Department of Housing and Urban Development for Federal financial assistance to undertake the urban renewal project.
- (4) Authorize the execution of a Cooperation Agreement between the City of Boston and the Authority.
- (5) Approve the Resolution relative to the condition of the Project Area and the Clearance Area.

Appropriate resolutions are attached.

